

BIGFORK LAND USE ADVISORY COMMITTEE
Approved Minutes for December 19, 2019
4:00 PM Bethany Lutheran Church – Downstairs Meeting Room

Chairwoman Susan Johnson called the meeting to order at 4:04 p.m.

Present: Committee member attendees: Susan Johnson, Jerry Sorensen, Chany Ockert, Richard Michaud and Shelley Gonzales; absent was Lou McGuire. Public: Four members; Flathead Planning and Zoning: Donna Valade and Mark Mussman.

The agenda was approved (m/s, J. Sorensen/C. Ockert), unanimous.

Minutes of the August 29, 2019 meeting were approved (m/s, C. Ockert/ J. Sorensen), unanimous.

Administrator's Report and Announcements:

Sign-in sheet passed around. Approved minutes and documents are posted on the County website: flathead.mt.gov/planning_zoning. Click on [meeting information](#).

Gonzales presented the status of most recent applications:

FZC 19-09 - H. Coverdell, approved 10-8-19

FZC 19-16 - Coats, approved 9-11-19

FZC 19-15 - D. Coverdell, approved 9-11-19

FPP 18-12 - The Settlement, preliminary plat, approved 9-24-19. Final plat has not been received by Planning & Zoning.

Applications for the two seats up for election can be made now through February 10, 2020 with the Election Department. Elections are on May 5, 2020.

Public Comment:

None

Application:

FZC-19-20 A zone change request by Sharon Sharp Lobo for property in the Bigfork Zoning District. The proposal would change the zoning on property located at 460 Coverdell Road, Bigfork, MT from SAG-10 (Suburban Agricultural) and SAG-5 (Suburban Agricultural) to SAG-5 (Suburban Agricultural). The total acreage involved in the request is approximately 20 acres.

Staff Report:

Donna Valade presented the report. The zoning map amendment is being requested as the property is one 20-acre tract, but it has split zoning, SAG-10 and SAG-5. The property owner wishes to have the entire tract zoned SAG-5. There have been six agency comments, none are negative. There is water and sewer hook-up but only as far as 275 Coverdell Road.

Q. Sorensen: Is this one tract? A. Valade: Yes.

Q. Sorensen: Will there need to be a subdivision review? A. Valade: Yes, unless there is a family transfer.

Applicant Report:

Sharon Lobo introduced herself.

Q. Ockert: Will you do a family transfer? A. Lobo: Yes.

Q. Michaud: Why is there split zoning? The northern section of the tract was rezoned from SAG-40 to SAG-5.

Public Agency Comments:

Julie Spencer of Bigfork Water and Sewer stated that she could not foresee Bigfork Water and Sewer serving 5-acre lots, but if the lots were split into smaller parcels water and sewer might be required.

Public Comment:

Deedee Wender, 1072 Shawnee Trail, Bigfork. What is a family transfer? A.

Valade: Family transfers are usually done on agricultural properties. They do not require traffic analysis, environmental impact reports, etc. The applicant intends to make a family transfer and potentially create a total of 4 lots on the 20 acres.

Comment Sorensen: Under Montana law family transfers are exempt from subdivision requirements.

Staff Reply:

None

Applicant Reply:

Applicant stated that four residential houses will be the maximum allowed, no plans to create a subdivision.

Committee Discussion:

Sorensen: This is straightforward request to unify the parcel to SAG-5. Valad added for clarification that each of the 4 lots could add a guest house but with limited square footage.

Findings of Fact: Ockert moved to adopt the Findings of Fact, seconded by Gonzales. Vote to adopt was unanimous.

Committee Vote: Sorensen moved to forward a recommendation to the Planning Board to approve FZC 19-20, seconded by Gonzales. There was no additional discussion. The vote was unanimous.

FZC19-20 will be reviewed by the Planning Board on Wednesday, January 8, 2020, at 6 p.m. in the second-floor conference room of the South Campus Building located at 40 11th Street West, Kalispell.

Old Business:

None

New Business:

None

Jerry Sorensen asked to make a comment regarding the commissioners' vote to decline the major lakeshore variance application by Dugan. He was happy that the three Commissioners agreed with BLUAC's recommendation to decline the application. Mark Mussman said that the district court had stated that the property should be returned to its natural state by removing the bridge. The commissioners' statement that the environmental assessment was inadequate. Richard Michaud stated that the wetlands issue was not resolved in the application either.

Adjourn:

Meeting was adjourned at 4:43 pm.